



BOARD OF ADJUSTMENT MEETING

City Commission Chambers

City Hall

100 N Andrews Avenue Fort Lauderdale, FL 33301

May 10, 2017

6:30 P.M.

Purpose: The Board of Adjustment shall receive and hear appeals in cases involving the ULDR, to hear applications for temporary nonconforming use permits, special exceptions and variances to the terms of the ULDR, and grant relief where authorized under the ULDR. The Board of Adjustment shall also hear, determine and decide appeals from reviewable interpretations, applications or determinations made by an administrative official in the enforcement of the ULDR, as provided herein.

AGENDA

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

III. PUBLIC SIGN-IN / SWEARING-IN/ DISCLOSURES

IV. AGENDA ITEMS:

1. CASE: B17014

OWNER: Pearl Bertie and Vanclyn Gaskin

AGENT: Pearlita Gaskin

ADDRESS: 1031 NW 23rd Terrace

LEGAL DESCRIPTION: DILLARD PARK ESTATES 55-44 B LOT 9 BLK 2

ZONING: RS-8 - Residential Single Family/Low Medium Density

COMMISSION DISTRICT: 3

APPEALING: Section 47-5.31 (Table of dimensional requirements for the RS-8 district).

Requesting a variance to allow for an addition to a single family dwelling structure. The addition will be setback a minimum of ten (10) feet seven (7) inches from the rear yard, where the ULDR states that the minimum rear yard setback for a structure in the RS-8 zoning district is fifteen (15) feet. The request results in a rear yard reduction of four (4) feet five (5) inches.

Section 47-19.2.B (Architectural features in residential districts).

Requesting a variance to allow a roof overhang (eaves) to extend two (2) feet off of a proposed structure that is set back ten (10) feet seven (7) inches from the rear property line, whereas the ULDR states that architectural features such as eaves accessory to a residential use are permitted to extend into a yard area a distance of three (3) feet from the face of the building, or one-third (1/3) of the required yard, whichever is less. The request would allow for the roof overhang (eaves) off of the proposed structure to extend a distance of six (6) feet five (5) inches into the setback whereas the code would allow a maximum extension of three

(3) feet in the RS-8 zoning district. The request results in a rear yard reduction of three (3) feet five (5) inches.

2. **CASE:** **B17015**
- OWNER:** Fort Lauderdale Community Redevelopment Agency
- AGENT:** Bob Wojcik
- ADDRESS:** 1136 NW 6th Street
- LEGAL DESCRIPTION:** TUSKEGEE PARK 3-9 B LOTS 9 & 10 LESS RD R/W BLK 3
- ZONING:** RS-8 - Residential Single Family/Low Medium Density
- COMMISSION DISTRICT:** 3
- APPEALING:** **Section 47-25.3.A.3.d.iv, Neighborhood Compatibility (Wall Requirements).**
 Requesting a variance to eliminate the requirement set forth in the neighborhood compatibility section of the ULDR (47-25.3.A.3.d.iv) which requires a wall, five (5) feet in height, on the non-residential property where abutting a residential property. The wall would be required along the south property line of the subject property.
3. **CASE:** **B17016**
- OWNER:** REALTY ASSOCIATES FUND X LP
- AGENT:** John Milledge, Esquire
- ADDRESS:** 200 E Broward Boulevard
- LEGAL DESCRIPTION:** SPERRYS SUB BLK C STRANAHANS SUB BLK 14 FT LAUDERDALE 2-8 B LOTS 1,2,3,4 & 5,LESS R/W & LOTS 20 & 21,22 LESS E 15 FOR ST,LESS POR FOR MAINT R/W DESC IN MISC MAP 8-167 B
- ZONING:** RAC-CC (Regional Activity Center- City Center)
- COMMISSION DISTRICT:** 4
- APPEALING:** **Section 5-27(a) (Distance of Establishments from Church or School)**
 Requesting a variance to allow the sale of alcohol at a distance of two hundred sixty (260) feet and three hundred ten (310) feet respectively, from a church, where the Code of Ordinances requires a minimum distance of five hundred (500) feet separating establishments that sell alcoholic or intoxicating beverages from a church or school.
4. **CASE:** **B17017**
- OWNER:** Surf Capital, LLC
- AGENT:** Stephanie J. Toothaker, Esquire
- ADDRESS:** 700 S Federal Highway
- LEGAL DESCRIPTION:** RIO VISTA CJ HECTORS RESUB 1-24 B LOTS 18, 19, LESS W 30 FOR ST BLK 16
- ZONING:** CB (Community Business)
- COMMISSION DISTRICT:** 4

APPEALING:

Section 5-26(a) (Distance between Establishments)

Requesting a variance to allow the sale of alcohol at a distance of two hundred thirty-five (235) feet from another establishment that sells alcohol, where the Code of Ordinances requires a minimum distance of three hundred (300) feet separating establishments that sell alcoholic or intoxicating beverages.

5. CASE:

B17019

OWNER:

Keen-Dollar Enterprises Inc.

AGENT:

Jennifer Ronneburger, GoPermit, Inc.

ADDRESS:

2909 S Andrews Avenue

LEGAL DESCRIPTION:

BROWARD TRUCK ADD 60-34 B TRACT A TOGETHER WITH POR OF VAC ST ABUTTING SAID TR ON S SIDE

ZONING:

B-3 (Heavy Commercial/Light Industrial Business)

COMMISSION DISTRICT: 4

APPEALING:

Section 47-22.3.E (Height of Freestanding Sign)

Requesting a variance to allow a freestanding sign at a maximum height of thirty-two (32) feet above the ground to replace an older sign at the same height, where the ULDR allows a freestanding or pylon sign at a maximum height of ten (10) feet above the ground. This request would result in an increase in height of twenty-two (22) feet beyond what is permitted.

V. COMMUNICATION TO THE CITY COMMISSION

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.